

City Council  
Atlanta, Georgia

**05-O-0865**

**AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE**

**Z-05-33**  
Date Filed: 4-12-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **82 and 86 Boulevard, 504, 506, 508, 512, 514, 516, 520, 522 and 526 Decatur Street, 69 Daniels and 73-77 Daniels Street, S.E.**, be changed from the I-1 (Light Industrial) District and R-5 (Single Family Residential) District to the MR-3 (Multi-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 45. 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

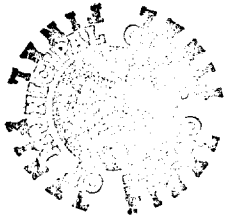
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy

Deputy Clerk

ADOPTED as amended by the Council  
APPROVED by the Mayor

JUL05, 2005  
JUL12, 2005



**Conditions for Z-05-33**  
**80-86 Boulevards, 508-526 Decatur St., and 69-77 Daniel St., SE**

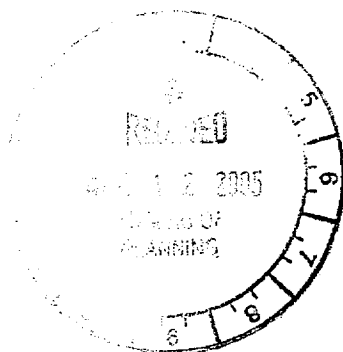
1. Maximum height of 55 feet.
2. All facades addressing public streets or pedestrian courtyards shall have masonry (Brick, stone) veneer.
3. All units' vehicular access shall be provided through alleys, which shall connect from public street to public street.
4. All units shall be accessed via stoops, which are accessed from the street or pedestrian courtyard.
5. A minimum of 50% of units shall have their pedestrian access via public street.
6. The maximum height of garden walls (excluding walls supporting stoops and their steps) along a public street shall be two feet.
7. The maximum height of fences atop garden walls shall be four feet. Fences shall be black metal picket type.
8. Each façade addressing a street or courtyard shall have a minimum of 15% of its surface area in fenestration (doors/windows) regularly distributed across the façade.
9. The northern boundary to the north shall have a 5' evergreen planting strip maintained at current grade.
10. The northern dumpster pad shall be located at least 20' from the northern property line and at least 80' feet from the northwest property corner.

## Legal Description

A parcel of land situated in Land Lot 45 of the 14<sup>th</sup> District of City of Atlanta, Fulton County, Georgia and further described as follows:

**Beginning** at the intersection of the northerly right-of-way line of Decatur Street with the westerly right-of-way line of Daniel Street; thence running S70°48'49"W a distance of 226.10 feet to a point at the intersection of the northerly right-of-way of Decatur Street and the westerly right-of-way of Boulevard Street; thence running along the easterly right-of-way of Boulevard Street N18°49'51"W a distance of 120.00 feet to a 1/2" rebar; thence continue running along said right-of-way N18°49'51"W a distance of 39.00 feet to a 1/2" rebar; thence continue running N18°49'51"W a distance of 45.42 feet to a point; thence continue running N18°49'51"W a distance of 44.21 feet to a point; thence leaving said right-of-way of Boulevard Street and running N71°33'56"E a distance of 102.61 feet to a point; thence running S19°24'08"E a distance of 10.67 feet to a point; thence running N80°09'02"E a distance of 123.79 feet to a point on the westerly right-of-way line of Daniel Street; thence running along said right-of-way of Daniel Street S19°07'25"E a distance of 216.52 feet to the **Point of Beginning**.

Parcel Contains approximately 1.22 acres.



7-05-33

RCS# 6829  
7/05/05  
3:37 PM

Atlanta City Council

Regular Session

05-O-0865      REZONE I-1 & R-5 TO MRC-2 @82 & 86 BLVD  
CERTAIN ADDRESS ON DECATUR & DANIELS ST  
ADOPT AS AMEND

YEAS: 10  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 6  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	NV Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	NV Norwood
Y Young	Y Shook	NV Maddox	NV Willis
Y Winslow	NV Muller	Y Sheperd	NV Borders

05-O-0865

**05-0-0865**  
(Do Not Write Above This Line)

AN ORDINANCE **Z-05-33**  
BY: ZONING COMMITTEE

An Ordinance to rezone from the I-1 (Light Industrial) District and R-5 (Single Family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **82 and 86 Boulevard, 504, 506, 508, 512, 514, 516, 520, 522 and 526 Decatur Street, 69 Daniels and 73-77 Daniels Street, S.E.,** fronting approximately 248.6 feet on the east side of Boulevard Street and approximately 226 feet on the north side of Decatur Street and 216 feet on the west side of Daniels Street. Property is located at the intersection of Boulevard and Decatur Streets and Decatur and Daniels Street. Depth varies. Area: approximately 1.22 acres. Land Lot 45, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: URBAN RENAISSANCE PROPERTIES, LLC.  
APPLICANT: JOHN WILLIS HOMES, INC.  
BY: SHEA W. ROBERTS, P.C.  
NPU-M COUNCIL DISTRICT 2

- ☐ CONSENT REFER **AS AMENDED**  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☐ PERSONAL PAPER REFER

Date Referred **5-16-2005**  
Referred To: **ZRB & Zoning**  
Date Referred  
Referred To: **ADOPTED BY**  
Date Referred  
Referred To: **JUL 05 2005**

First Reading

Committee **ZONING**  
Date **5-16-2005**  
Chair **John Roberts**  
Referred To **ZRB & Zoning**

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

*John Roberts*

*John Roberts*

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)  
Other

Members

Refer To

CERTIFIED

FINAL COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd

☐ Consent ☐ V Vote ☒ RC Vote

JUL 05 2005

**RECEIVED**  
JUL 05 2005  
MUNICIPAL CLERK

MAYOR'S ACTION

*John Roberts*  
MAYOR

**COUNCIL**